WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franco Recchia and Cynthia C. Recchia	Fifth Third Mortgage	103140A07000 CO
(NAME) 251 Ensworth Place	(NAME) 5050 Kingsley Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Cincinnati, Ohio 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clarksville Properties, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Franco Recchia and Cynthia C. Recchia, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. H-70 in a Horizontal Property Regime located on the plat of The Hillwood, of record in Book 5200, page 43, revised in Book 6250,page 503, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete legal description. Together with an undivided percentage interest in the common elements as provided in the Master Deed & Bylaws for The Hillwood recorded in Book 5280, page 464, Register's Office, Davidson County, Tennessee, as amended.

Being the same property conveyed to Clarksville Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cullman Properties, LLC, a Tennessee limited liability company, dated September 21, 2009, of record in Instrument Number 20091005-0092003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 4500 Post Road H70, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110040964 DEEDWARR
Recvd: 07/08/11 09:41 2 pgs
Fees:13.00 Taxes:795.50

20110708-0052311

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **7th** day of **July, 2011**.

Clarksville Properties, LLC

William H. Kenny, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Kenny, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager, and is authorized to execute the instrument on behalf of Clarksville Properties, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal this 7th day of July, 2011.

Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY